

160.0

0002

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
942,400 / 942,400
942,400 / 942,400
942,400 / 942,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PURSELL PROPERTIES LLC
Owner 2:	
Owner 3:	

Street 1:	PO BOX 421
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:		Own Occ:	N
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1:	GOODWIN BENJAMIN C -
Owner 2:	-
Street 1:	79 HILLSIDE AVE
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476	Type:	

NARRATIVE DESCRIPTION
This parcel contains 9,810 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2082 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101	One Family	9810	Sq. Ft.	Site	0	70.	0.73	8														
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IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								106637
								GIS Ref
								GIS Ref
								Insp Date
								10/06/18
								10/2505!
								12505

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		160.0-0002-0003.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	441,500	600	9,810.	500,000	942,100	942,100	Year End Roll	12/18/2019	
2019	101	FV	352,400	12300	9,810.	500,000	864,700	864,700	Year End Roll	1/3/2019	
2018	101	FV	387,700	11600	9,810.	442,900	842,200	842,200	Year End Roll	12/20/2017	
2017	101	FV	387,700	11600	9,810.	371,400	770,700	770,700	Year End Roll	1/3/2017	
2016	101	FV	387,700	11600	9,810.	371,400	770,700	770,700	Year End	1/4/2016	
2015	101	FV	344,200	11800	9,810.	321,400	677,400	677,400	Year End Roll	12/11/2014	
2014	101	FV	186,400	8700	9,810.	310,700	505,800	505,800	Year End Roll	12/16/2013	
2013	101	FV	186,400	8700	9,810.	295,700	490,800	490,800		12/13/2012	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							Notes
GOODWIN BENJAMI	71528-550	1	8/27/2018		985,000	No	No								
KEENAN JAMES,	63060-535		12/13/2013		800,000	No	No								
KEENAN JOHN J &	62497-362		8/21/2013	Change>Sale	620,000	No	No								
	17247-432		7/1/1986		250,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/25/2019	394	Demo Poo	15,000	C					10/6/2018	MEAS&NOTICE	HS	Hanne S			
12/2/2014	1642	Foundati	30,000						9/20/2018	Mail Update	MM	Mary M			
7/31/2013	1154	Redo Kit	35,000	C					2/25/2014	Info Fm Prmt	EMK	Ellen K			
									2/23/2009	Entry Denied	372	PATRIOT			
									1/14/2000	Inspected	263	PATRIOT			
									12/16/1999	Mailer Sent					
									12/1/1999	Measured	256	PATRIOT			
									1/1/1982		GP				

Sign: VERIFICATION OF VISIT NOT DATA / / / /

Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
					500,000	



Patriot Properties Inc.
Prior Id #1: 106637
Prior Id #2:
Prior Id #3:
Prior Id #1:
Prior Id #2:
Prior Id #3:
Prior Id #1:
Prior Id #2:
Prior Id #3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	18 - Raised Ranch			Full Bath:	2	Rating:	Very Good	PDAS.											
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	GREEN			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Very Good												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C+ - Average (+)			CONDOS INFORMATION															
Year Blt:	1963	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G15	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:				1	8	4									
Sec Int Wall:		%		Economic:															
Partition:	E - Typical			Special:															
Prim Floors:	3 - Hardwood			Override:															
Sec Floors:		%		Total:	4.6	%													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ:	95.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:	1			Size Adj.:	1.35000002														
Electric:	3 - Typical			Const Adj.:	1.09989011														
Insulation:	2 - Typical			Adj \$ / SQ:	141.061														
Int vs Ext:	S			Other Features:	103231														
Heat Fuel:	2 - Gas			Grade Factor:	1.10														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:	100	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	463071														
% Com Wall:		% Sprinkled:		Depreciation:	21301														
				Depreciated Total:	441769														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 160.0-0002-0003.A												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	1 6X8		A	AV	1980		0.00	T	31.2	101						
19	Patio	D	Y	1 12X24		A	FR	1980		3.55	T	39	101		600			600	